

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 16, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR. GUPTA, MR. HUSAIN, MR. JOSEPHS, COUNCILMAN
LA ROCCA (ARR. 8:10), MAYOR HORNIK(ARR. 8:10),
MR. HEGT, MR. POLLAK**

ABSENT... MR. JOSHI

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke.

Mr. Pollak will be sitting in for Mr. Joshi.

A motion to approve/amend the minutes of June 18, 2008 was offered by Mr. Bergh, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Mr. Hegt, Mr. Pollak

A motion to approve/amend the minutes of June 30, 2008 was offered by Mr. Husain, seconded by Mr. Pollak. In favor: Mr. Barenburg, Mr. Husain, Mr. Josephs, Mr. Pollak.

**P.B. 990-07 VERIZON – MEMORIALIZATION OF RESOLUTION DENYING SITE
PLAN APPROVAL & CONDITION USE APPROVAL**

A motion to approve was offered by Ms. Fernandez, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Mr. Hegt.

P.B. 942-05 LANDKOR – MEMORIALIZATION OF RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

A motion to approve was offered by Mr. Husain, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 1002-07 GORDON’S CORNER WATER COMPANY – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion to approve was offered by Mr. Pollak, seconded by Mr. Gupta. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 995-07 AMERICAN EQUITIES – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion to approve was offered by Mr. Husain, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 1016-08 M.T.M.U.A. MEMORIALIZATION OF RESOLUTION OF A CAPITAL PROJECT REVIEW FOR A PHOTOVOLTAIC POWER SYSTEM(SOLAR FARM)

A motion to approve was offered by Mr. Pollak, seconded by Mr. Husain. In favor: Mr. Gupta, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mr. Pollak.

P.B. 964-06 SCIBOR – PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

This application is being carried to the meeting of September 17, 2008 without further notice.

P.B. 997-07 PESCE – PUBLIC HEARING – PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL

This application is being carried to the meeting of August 20, 2008 without further notice.

P.B. 1004-08 EFCO – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

Salvatore Alfieri, Esq. represented the applicant. This is a continued public hearing from April 16, 2008. The proposed site is located along Vanderburg Road in the LI Zone, Block 214.07 Lot 57. Currently the site consists of a 53,100 s.f. warehouse with a 4,411 s.f. office, associated parking and loading areas.

The applicant is seeking approval to construct a 53,100 s.f. addition to the existing warehouse. Additional improvements include a loading area, two truck wells, expansion of the drive aisle north and south of the building, expansion of the existing detention basin and construction of an underground detention system. There are no proposed changes to the existing access drive to Vanderburg Road or onsite parking.

Entered into evidence were the following exhibits:

- A-1 - A-3 Artist rendering of project
- A-4 Two photos of the front entrance
- A-5 Colored site plan with elevations dated November 16, 2007
- A-6 Aerial photo dated March 2002
- A-7 Aerial photo showing the area
- A-8 Photos of site
- A-9 Home buyer disclosure

Bruce Beerman, District Manager of EFCO, testified with regard to the function of the warehouse. They are a supplier of formwork for concrete construction. They supply the “mold” for concrete in it’s plastic state. The types of products they supply vary greatly. They have steel product sitting outside that they would like to store inside, but they have no room in the existing building.

Jason Fichter, P.E. stated that the addition is to enclose outdoor storage and unloading area. The applicant will supply the appropriate evergreen buffer and some additional buffering as requested from adjacent neighbors.

John Rea, Traffic Engineer explained the circulation of traffic at the site and said the flow is good.

Andrew Thomas P.P. said that the addition will reduce the sound at the site because the trucks will be able to unload in the enclosure.

The applicant agreed to comply with all the requests from the Board and the Board Professionals. They also agreed that the hours for the night shift will be from 2:30 P.M. to 11:00 P.M. Also no trucks will be allowed to be left idling in the middle of the night or early morning.

The Board requested the following conditions of the applicant.

1. Stop truck parking in the neighborhood by posting signs “No Parking”
2. Gate to be ordinance compliant
3. Large buffer between the building and the adjacent neighborhood

PUBLIC HEARING OPENED

The following members from the public spoke: Victor Wittman, Shahghit Farooqui, Russell Reeves, Sang Lee, Darly Fernandez, Patricia Carragher.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Josephs, Councilman LaRocca,

Mayor Hornik, Mr. Hegt, Mr. Pollak.

A motion to adjourn was offered by Mr. Pollak, seconded by Mr. Bergh. One vote was cast.

Respectfully submitted.

Donna Pignatelli